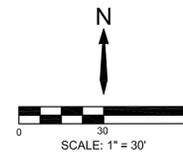


PRELIMINARY PLAT  
**OPR SUBDIVISION PLAT 2**  
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4)  
 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI



**SSE**  
 SIMON & STRUEMPF ENGINEERING  
 CREATING CLIENTS FOR LIFE  
 210 PARK AVENUE  
 COLUMBIA, MO 65203  
 P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086  
 EXPIRES: DECEMBER 31, 2023

NOTICE:  
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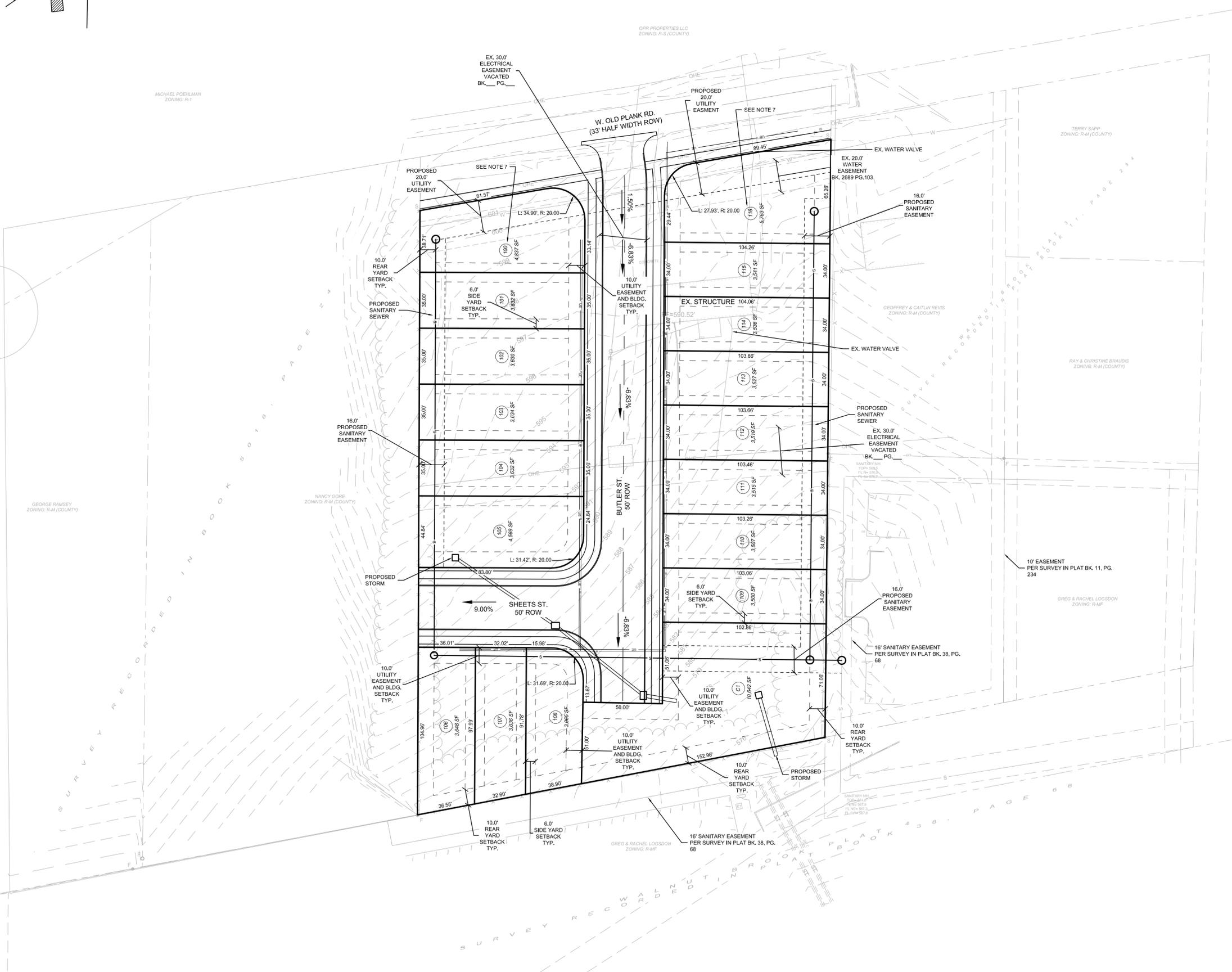
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7/19/2023

Keenan K. Simon  
 MO-PE 2016017682  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
 7/19/2023

REVISIONS	



LEGEND

- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- FOUND MONUMENT
- SET MONUMENT
- PERMANENT MONUMENT
- RADIAL
- LOT NUMBER

**FLOOD PLAN STATEMENT**  
 THIS TRACT IS LOCATED IN ZONE X UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA PANEL #29019C0290E, DATED APRIL 19, 2017.

**STREAM BUFFER STATEMENT**  
 THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**SIGNIFICANT TREE INVENTORY**  
 (3) 24" DIA. OAK  
 (2) 20" DIA. SYCAMORE  
 SEE C001

**PROPERTY SIZE: 2.22 AC**

- NOTES**
- STREET RIGHT OF WAYS SHALL BE 50 FEET WIDE WITH A PAVEMENT WIDTH OF 28 FEET UNLESS OTHERWISE SPECIFIED.
  - ALL GRADES AND UTILITY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
  - LOT C1 IS A COMMON LOT. THIS LOT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.
  - PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED, OR BEFORE 12 MONTHS ELAPSES AS REQUIRED BY STATE STATUTE.
  - A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY UNLESS SHOWN OTHERWISE.
  - ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE.
  - LOTS 100 AND 116 ARE NOT ALLOWED TO HAVE DRIVEWAY ACCESS ONTO OLD PLANK RD.
  - BEC HAS AN EXISTING OVERHEAD LINE THAT CUTS THROUGH THE MIDDLE OF THE PROPERTY. THIS GOES ON TO SERVE A NEIGHBOR TO THE WEST. THIS LINE WOULD NEED TO BE RELOCATED AT THE DEVELOPER'S EXPENSE.
  - CONSOLIDATED WATER HAS A 12' WATERLINE CROSSING THIS PROPERTY. THIS PROPERTY IS WITHIN THEIR SERVICE TERRITORY. CITY LEVEL FIRE FLOWS CAN BE MET WITH A WATERLINE EXTENSION INTO THE DEVELOPMENT. THE DISTRICT WILL REQUIRE 20' WIDE WATERLINE EASEMENTS ON THEIR EASEMENT FORM.
  - SURVEY INFORMATION PROVIDED BY CENTRAL COUNTIES SURVEYING.

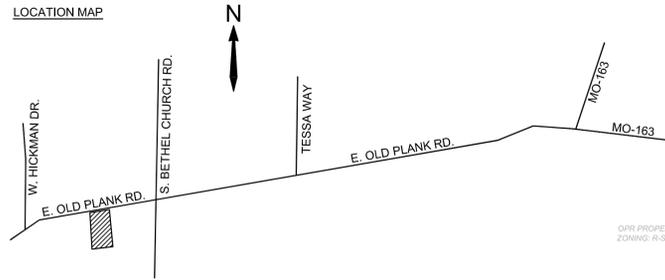
**OPR SUBDIVISION PLAT 2**  
 200 W. OLD PLANK RD.  
 COLUMBIA, MO 65203

APPROVED BY THE PLANNING & ZONING COMMISSION,  
 COLUMBIA, MO THIS \_\_\_ DAY OF \_\_\_, 2023

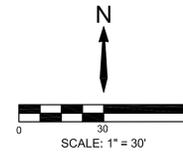
SHARON GEUEA JONES, CHAIRPERSON

ENGINEER: KKS  
 DRAWN BY: TRA  
 CHECKED BY: KKS  
 SSE PROJECT #: 20179

PRELIM PLAT  
 DRAWING NO. C000  
 SHEET NO. 01 OF 02



PRELIMINARY PLAT  
**OPR SUBDIVISION PLAT 2**  
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4)  
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Keenan K. Simon  
 MO-PE 2016017682  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
 7/19/2023

REVISIONS	
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**OPR SUBDIVISION PLAT 2**  
 200 W. OLD PLANK RD.  
 COLUMBIA, MO 65203

ENGINEER: KKS  
 CHECKED BY: KKS  
 DRAWN BY: TRA  
 SSE PROJECT #: 20179

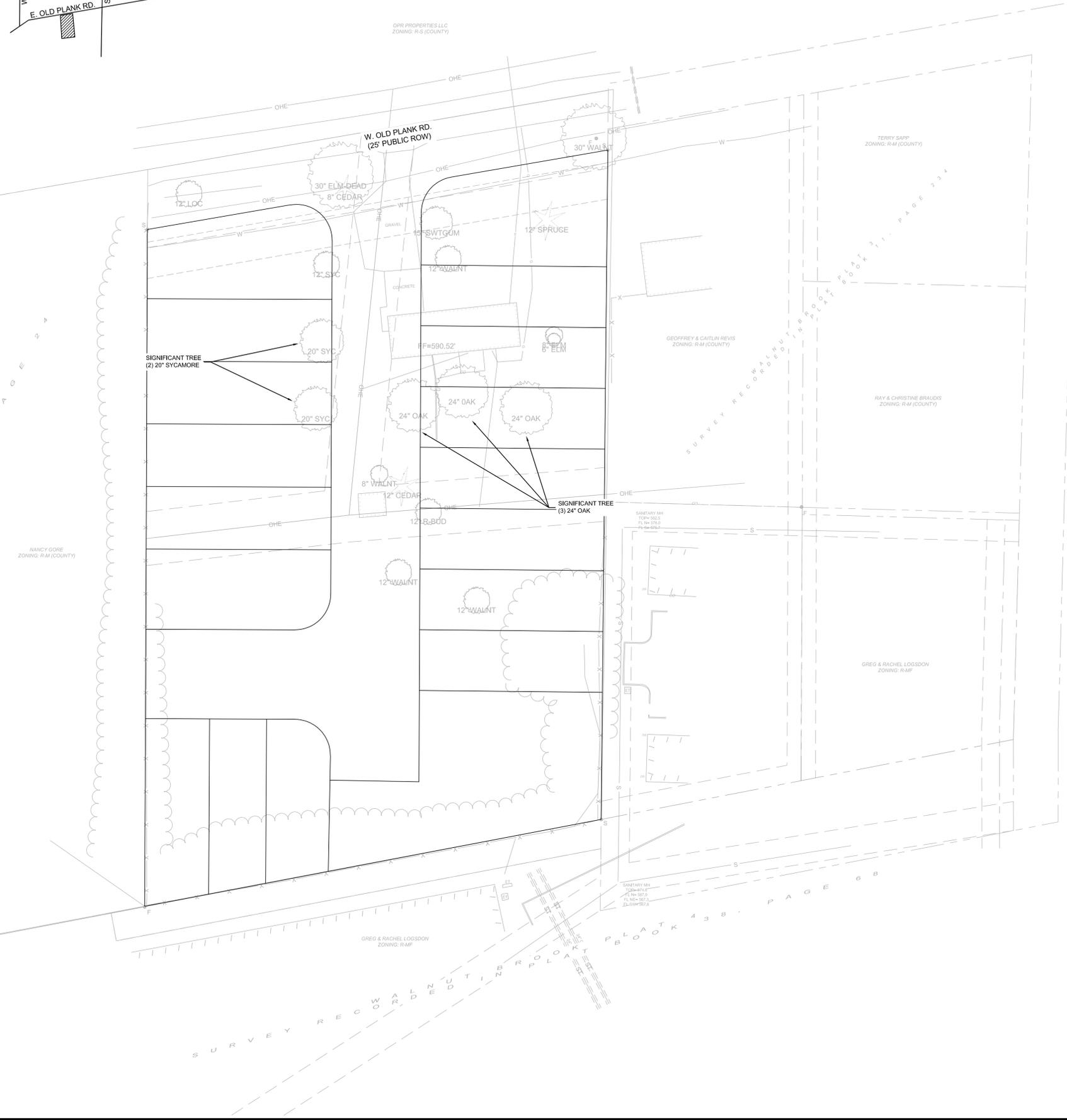
**SIGNIFIGANT TREE PLAN**  
 DRAWING NO. C001  
 SHEET NO. 02 OF 02

**LEGEND**

- CENTERLINE
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- 1/2" PROPERTY IRON
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- ⊕ TYPE A MONUMENT
- ⊙ FOUND MONUMENT
- ⊞ SET MONUMENT
- ⊠ PERMANENT MONUMENT
- ⊡ RADIAL
- ① LOT NUMBER

**OWNER**  
 JEREMY SPILLMAN & BROOKS CHANDLER  
 6520 N. LOCUST GROVE CHURCH RD.  
 COLUMBIA, MO 65202

**SIGNIFICANT TREE INVENTORY**  
 (3) 24" DIA. OAK  
 (2) 20" DIA. SYCAMORE



P L A T B O O K 4 3 8 . P A G E 6 B

S U R V E Y R E C O R D P O L O T A K 4 3 8 . P A G E 6 B



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 NOT FOR CONSTRUCTION

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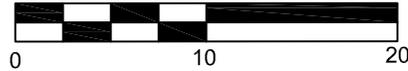
REVISIONS	
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**OPR SUBDIVISION PLAT 2**  
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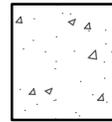
ENGINEER: KKS      DRAWN BY: TRA  
 CHECKED BY: KKS      SSE PROJECT #: XHIBIT 1

PARKING DISPLAY

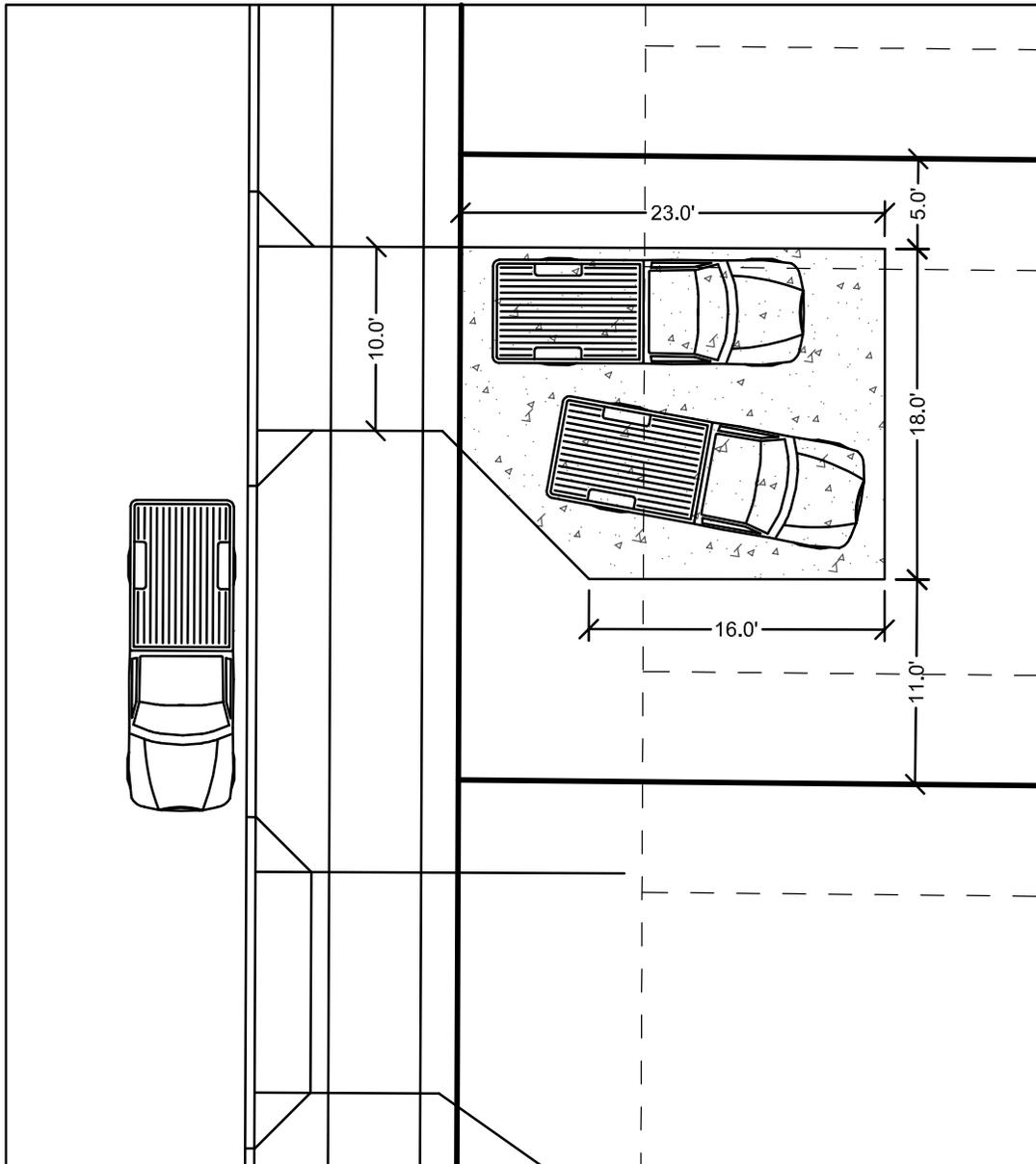
DRAWING NO. XB1      SHEET NO. 01 OF 01



SCALE: 1" = 10'



PAVEMENT = ±390 SQFT  
 COMPLIES WITH SECTION 29-4.3(f)(1)(v) OF THE UDC



**PARKING DISPLAY**